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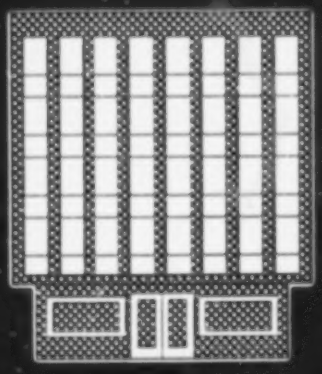
U.S. Department of Justice
National Institute of Corrections
and
Bureau of Justice Assistance

NIC/BJA

Surplus Real Property Identification and Acquisition Program



- Technical Assistance
- Information
- Training

August 1991

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Federal Surplus Real Property Identification and Acquisition Program

State and local governments are eligible to acquire Federal surplus real property for correctional purposes, **without cost**, under the Federal Surplus Real Property Transfer Program administered by the Bureau of Justice Assistance (BJA) within the Office of Justice Programs. The property is available through the General Services Administration. Potential correctional uses of the property range from traditional secure facilities to community corrections operations, such as work release facilities and restitution centers.

In 1981, in response to an increase in crime and the resulting severe prison and jail crowding, the Attorney General's Task Force on Violent Crime recommended legislation to facilitate the transfer of Federal surplus real property to state and local corrections. Enabling legislation was contained in an amendment to the Comprehensive Crime Control Act of 1984. The Federal Property and Administrative Services Act of 1949 (40 U.S.C. 484(p)) was amended by the Anti-Drug Abuse Act of 1988, to authorize the Administrator of General Services to transfer or convey such property to states and other units of local government for correctional purposes as determined appropriate by the Attorney General.

The program is designed to assist crowded state and local correctional facilities through the transfer of suitable Federal land and buildings for new construction or renovation. Properties acquired through this process must be used by the recipient in perpetuity for correctional purposes, in accordance with the terms in the Act, or title reverts to the Federal Government.

Since enactment of the legislation, a limited number of Federal sites have been transferred. To expand use of this program by states and localities, BJA awarded a grant to the National Institute of Corrections (NIC) to implement a national technical assistance and training program.

National Institute of Corrections Services

To implement this new program, NIC arranged to use a Department of Housing and Urban Development database containing:

- Federal excess real property;
- Federal surplus real property;
- Federal underutilized property (available for interim non-Federal use).

Upon request, NIC will electronically search this information to assist state and local correctional agencies in identifying potentially usable available property.

NIC also acquired access to the RTCNet, a database that contains listings of all of the real estate available through the Resolution Trust Corporation (RTC). The RTC was established by Congress as a receivership for all properties acquired by the Federal Government as the result of the failure of savings and loans. As the insurer of the failed institutions, the Federal Government has acquired numerous properties including:

- unimproved land;
- single family residential;
- multiple family residential;
- commercial;
- industrial.

These properties range from nominal value to multi-million dollar complexes, and from completely finished projects with varying degrees of occupancy to those in various stages of construction or remodeling. The Act of Congress establishing the RTC contemplates the sale of these assets at the appraised fair market value. However, the RTC can accept less than the "book value" for property. In instances where it is determined that the cost to the Government to hold a property exceeds its expected return, the RTC is authorized to donate such property to local governments.

NIC acts as a clearinghouse to assist localities in identifying properties available in specific jurisdictions. The system allows searching for property in a specific area by numerous parameters, including location, size, and type.

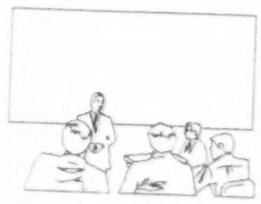
There are no restrictions on use of properties acquired through the RTC process.

Training/Technical Assistance Programs

Through BJA's grant, NIC is also able to provide limited short-term technical assistance to help state and local agencies address specific issues, including:

- site identification;
- site selection;
- rehabilitation/renovation;
- construction;
- environment;
- planning.

NIC contracts with qualified consultants to provide the appropriate assistance. This technical assistance is provided at no cost to the requesting community, but the local government must commit staff time and energy to realize the maximum benefits. Funds are **not** available to acquire or construct a facility.



How to Obtain Assistance

To obtain information on real property available from the Federal Government, contact the Surplus Real Property Identification and Acquisition Program, Project Director, National Institute of Corrections, 320 First Street, N.W., Washington, D.C. 20534, (202) 307-3106, or the Program Manager, Bureau of Justice Assistance, 633 Indiana Avenue, N.W., Washington, D.C. 20531, (202) 307-1065.

To apply for technical assistance, agencies must submit a written request on official stationery, signed by the head of the agency. The letter must briefly describe the area of concern and the need for assistance. When the request is received, staff will contact the agency's designated representative to discuss details, including options for providing assistance.

For more information, contact:

National Institute of Corrections

320 First Street, N.W.
Washington, D.C. 20534
(202) 307-3106
FAX (202) 307-3361
TDD (202) 307-3156

*U.S. Government Printing Office: 1991 — 576-553

U.S. Department of Justice
National Institute of Corrections

Washington, D.C. 20534

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Jus-434